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TUESDAY, FEBRUARY 26, 2002 AT 10:00 A.M.  
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**AGENDA FOR THE  
REGULAR COUNCIL MEETING OF  
TUESDAY, FEBRUARY 26, 2002 AT 10:00 A.M.  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS - 12TH FLOOR  
202 "C" STREET  
SAN DIEGO, CA 92101**

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**NOTE:** The public portion of the meeting will begin at 10:00 a.m. The City Council will meet in Closed Session this morning from 9:00 a.m. - 10:00 a.m. Copies of the Closed Session agenda are available in the Office of the City Clerk.

**OTHER LEGISLATIVE MEETINGS**

The **SAN DIEGO REDEVELOPMENT AGENCY** is scheduled to meet today in the Council Chambers. A separate agenda is published for it, and is available in the Office of the City Clerk. For more information, please contact the Redevelopment Agency Secretary at 533-5432.

ITEM-300:               ROLL CALL.

**NON-AGENDA PUBLIC COMMENT**

This portion of the agenda provides an opportunity for members of the public to address the Council on items of interest within the jurisdiction of the Council. (Comments relating to items on today's docket are to be taken at the time the item is heard.)

Time allotted to each speaker is determined by the Chair, however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the City Clerk **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under "Non-Agenda Public Comment."

## **COUNCIL, CITY ATTORNEY, CITY MANAGER COMMENT**

### **REQUEST FOR CONTINUANCE**

The Council will now consider requests to continue specific items.

### **ADOPTION AGENDA, HEARINGS**

#### **NOTICED HEARINGS:**

ITEM-330: Skyline Terrace Estates.

Matter of approving, conditionally approving, modifying or denying an Amendment to the Southeastern Planned District Ordinance, Tentative Map, Planned Development Permit and Site Development Permit (for Southeastern Planned District). The project proposes the subdivision of a 5.1 acre vacant site into thirty parcels, and the construction of thirty, single dwelling units with attached garages, including deviations/variances to development regulations, at the southwest corner of Skyline Drive and Woodman Street in the SF-5000 zone of the Southeastern San Diego Planned District in the Encanto Neighborhoods of the Southeastern San Diego Community Plan area. When the Notice of Application was distributed on February 9, 2001, the project number was noticed as 41-0046.

If the Planned District Ordinance Amendment is not approved, then the Planned Development Permit request would be replaced by Variance requests.

(See City Manager's Report CMR No. 02-037. Southeastern San Diego Planned District Ordinance Amendment/TM-3759/PDP-3758/SDP-3760, Project-1272/MND-LDR-41-0046. Southeastern San Diego Community Plan area. District-4.)

### **CITY MANAGER'S RECOMMENDATION:**

Adopt the resolution in subitem A; adopt the resolution in subitem B to grant the map; adopt the resolution in subitem C to grant the permits; and introduce the ordinance in subitem D:

Subitem-A: (R-2002-1064)

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration LDR No. 41-0046 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the

State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the land use actions for the Skyline Terrace Estates [Project No. 1272];

That the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that the Mitigated Negative Declaration is approved;

That pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment;

That the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

Subitem-B: (R-2002- )

Adoption of a Resolution granting or denying Tentative Map, TM-3759, with appropriate findings to support Council action.

Subitem-C: (R-2002- )

Adoption of a Resolution granting or denying Planned Development Permit - 3758/Site Development Permit-3760, with appropriate findings to support Council action.

Subitem-D: (O-2002-89)

Introduction of an Ordinance amending Chapter 10, Article 3, Division 17, of the San Diego Municipal Code by amending Section 103.1703 relating to Application Regulations for the Southeastern San Diego Planned District.

### **OTHER RECOMMENDATIONS:**

Planning Commission on December 20, 2001, voted 4 - 0 to recommend to the City Council that they approve staff's recommendations and certify the MND, adopt the MMRP, approve the amendments to the Southeastern San Diego PDO, and approve project no. 1272, with the stipulation that staff and the applicant work out the flexibility on the Leghorn Avenue street improvement issue; was opposition.

Ayes: Schultz, Brown, Anderson, Stryker

Recusing: Garcia, Butler, Lettieri

The Encanto Neighborhoods Community Planning Group has recommended approval of this project.

The Southeastern San Diego Development Committee and the Encanto Neighborhoods Community Planning Group have taken a position in favor of the Southeastern Planned District Ordinance Amendment.

### **CITY MANAGER SUPPORTING INFORMATION:**

The proposed Skyline Terrace Estates project is located in the South Encanto neighborhood in the City of San Diego, Southeastern San Diego Community Planning area. The 5.1 acre site is at the southwest corner of Woodman Street and Skyline Drive in the Southeastern San Diego Planned District, zoned SF-5000 and designated by the community plan for single family development (5-10 dwelling units per acre).

The Skyline Terrace Estates project proposes thirty single-family detached dwelling units on a 5.1 acre site, being subdivided into thirty lots. The development will include up to five, but not less than four affordable housing units as a result of an agreement between the developer and the Southeastern Economic Development Corporation (SEDC), in exchange for partial funding of off-site improvements of Leghorn Avenue, from which the development will have access.

The development site is bounded by Skyline Drive to the north, Woodman Street to the east, Leghorn Avenue to the west and private residential development to the south. No access would be taken from either Skyline Drive or Woodman Street. Three lots would gain access from the improved Leghorn Avenue and the remaining lots would have interior access from proposed streets 'A' and 'B.'

The 5.1 acre vacant site, contains little vegetation and slopes from the 328-elevation feet above sea level on the south to approximately 380-elevation feet at Skyline Drive. The majority of the slope is at the northern edge of the site where it meets Skyline Drive. The site has been previously graded, however compaction problems will require that the entire site be regraded.

The thirty detached dwelling units will have attached two-car garages and will be one and two-stories in height. They will contain between 1,837 and 3,023 square feet in gross floor area. The units have variations that include porches and exterior facade treatments to enhance the overall development. They will contain 3-4 bedrooms and are approximately 23-feet to 30-feet in height above finished grade. Roofing materials will consist of concrete tiles and the finished building walls shall be primarily stucco.

### **FISCAL IMPACT:**

All costs associated with the processing of this application are recovered from a deposit account maintained by the applicant. The approval of this project includes the relocating and upsizing to 48-inch, the Otay 2<sup>nd</sup> Water Pipeline. The developer is working with the City Water Department to establish a Shared Participation Agreement for this work. The estimated cost to the city would be no greater than \$719,617.00

Ewell/Christiansen/JCT

## **LEGAL DESCRIPTION:**

The project site is located on the southwest corner of the Skyline Drive and Woodman Street intersection of the Southeastern Planned District in the Encanto Neighborhoods of the Southeastern San Diego Community Planning area and is more particularly described as Lots 1 through 6 of Skyline Park according to Map No. 11304.

## **ADOPTION AGENDA, HEARINGS**

### **NOTICED HEARINGS:**

ITEM-331: Estates at Costa Del Mar.

Matter of approving, conditionally approving, modifying or denying a request for a Rezone/Local Coastal Program Amendment/Coastal Development Permit/Vesting Tentative Map/ Site Development Permit/ Planned Development Permit to subdivide a 10.06 acre parcel into four (4) custom home lots of a minimum one acre in size for single family residences. The project site is located at 11650 Arroyo Sorrento Place at the northern terminus of Arroyo Sorrento Place, in the Carmel Valley Community Planning Area. The property is currently zoned AR-1-1 (Agricultural-Residential, minimum 10 acre lots) and the project proposes a rezone to AR-1-2 (Agricultural-Residential, minimum 1 acre lots).

The request for a Rezone/Local Coastal Program Amendment/Coastal Development Permit/Vesting Tentative Map/ Site Development Permit/ Planned Development Permit No. 40-0247 is located in the Coastal Zone, therefore the City Council's decision requires amending the City's Local Coastal Program. As a result, **the final decision on this project will be with the California Coastal Commission.** The City of San Diego must submit this as an amendment for certification to the Coastal Commission. The amendment is not effective in the Coastal Zone until the Coastal Commission unconditionally certifies the amendment.

(VTM/CDP/PDP/SDP-40-0247/MHPA Boundary Adjustment/RZ/LCPA-40-0247. Carmel Valley Community Plan area. District-1.)

## **CITY MANAGER'S RECOMMENDATION:**

Adopt the resolution in subitem A; adopt the resolution in subitem B to grant the map; adopt the resolution in subitem C to grant the permit and the MHPA boundary adjustment; and introduce the ordinance in subitem D:

Subitem-A: (R-2002-1065)

Adoption of a Resolution certifying that the information contained in Revised Mitigated Negative Declaration LDR No. 40-0247 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State

guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the land use actions for the Estates at Costa del Mar project;

That the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that the Revised Mitigated Negative Declaration is approved;

That pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment;

That the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

Subitem-B: (R-2002- )

Adoption of a Resolution granting or denying Vesting Tentative Map No. 40-0247, with appropriate findings to support Council action.

Subitem-C: (R-2002- )

Adoption of a Resolution granting or denying Coastal Development Permit/Planned Development Permit/Site Development Permit No. 40-0247; including the approval of a Multiple Habitat Planning area [MHPA] boundary adjustment, with appropriate findings to support Council action.

Subitem-D: (O-2002-90)

Introduction of an Ordinance changing 10.0 acres, located at the northern terminus of Arroyo Sorrento Place, in the Carmel Valley Community Plan area, from the AR-1-1 to the AR-1-2 zone, as defined by San Diego Municipal Code section 131.0404; repealing ordinance No. O-10936 (New Series), adopted October 5, 1972, of the ordinances of the City of San Diego insofar as the same conflicts herewith; and approving an amendment to the Local Coastal Program.

#### **OTHER RECOMMENDATIONS:**

Planning Commission on November 29, 2001, voted 5-1-1 to recommend to the City Council that they approve staff's recommendations with the following additional conditions to the Design Guidelines:

1. Retaining walls should be plantable where feasible;



2. Walls six feet or greater shall be incorporated into the architecture of the homes;
3. Roof profile shall be stepped in proportion with the graded stepped pad; no opposition.

(Project Manager's Note: These conditions have been added to the Design Guidelines by the applicant.)

Ayes: Butler, Brown, Garcia, Lettieri, Stryker

Nays: Anderson

Recusing: Schultz

The Carmel Valley Community Planning Group on October 9, 2001, voted 9-0-0 to recommend approval of the proposed project with two conditions. Both conditions have been met by the project as currently proposed.

### **SUPPORTING INFORMATION:**

This is a request for a Vesting Tentative Map, Coastal Development Permit, Site Development Permit, Planned Development Permit, Rezone (from AR-1-1 to AR-1-2), Multi-Habitat Planning Area (MHPA) boundary adjustment, and Local Coastal Plan Amendment to subdivide a 10 acre site in the Carmel Valley Community Plan area to create four (4) custom home lots of a minimum one-acre size for custom single family residences. The project site is located at the northern terminus of Arroyo Sorrento Place. The four proposed lots range in size from 1.2 acres to 3.3 acres. Design Guidelines are included as part of the project and would govern the development of the custom homes. Vehicular access to 3 of the 4 proposed lots would be via a gated private driveway. The proposed gate is in compliance with Council Policy 600-42. Approximately 3.17 acres (31.7%) of the 10 acre site has been previously disturbed by grading, and the project proposes to disturb an additional 0.79 acres, for a total 3.96 acres or 39.6% of the site to be graded. (Please note that the Planning Commission report erroneously stated that 64.4% of the project site would be graded.) The project site currently has approximately 3.52 acres of MHPA area. With approval of this project, the 10 acre project site would have 5.87 acres total on-site MHPA.

### **FISCAL IMPACT:**

None with this action. All Development Services Department processing costs are recovered by a deposit account funded by the applicant.

### **TRAFFIC STATEMENT:**

The Estates at Costa Del Mar project is estimated to generate approximately 40 average daily trips (ADT). Ten (10) of these trips are estimated to occur on Interstate 5 south of State Route 56, which has an estimated near-term volume of 262,030 ADT. Caltrans is planning to widen Interstate 5 to provide 10 additional lanes south of State Route 56 to be completed by 2004. Per the applicant, the four single-family residences proposed with the Estates at Costa Del Mar project would be constructed and occupied in 2005 at the earliest, after the scheduled improvement to Interstate 5. Therefore, no impact to the existing traffic condition of Interstate 5 would result from this project.

Ewell/Christiansen/VLG

**LEGAL DESCRIPTION:**

The project site is located at the northern terminus of Arroyo Sorrento Place, in the Carmel Valley Community Planning Area, with a private driveway providing access to each lot and is more particularly described as a Portion of Parcels 2 and 3, Parcel Map No. 11968, Map 11697 - Carmel Valley Inn.

**ADOPTION AGENDA, HEARINGS**

**NOTICED HEARINGS:**

ITEM-332: Mission City Parkway Bridge.

Matter of granting or denying Site Development Permit/EIR to construct a new bridge and associated facilities between the existing Mission City Parkway and Camino Del Rio North crossing the San Diego River. The project is located in the eastern portion of the Mission Valley community of the City of San Diego, in the Mission Valley Community Planning Area, in Council District 6. The project would extend the existing Mission City Parkway across the San Diego River as a two-lane collector bridge. The project also includes the extension of "I" Street as a two-lane collector from Mission City Parkway to the west end of the Qualcomm Stadium parking lot, a realignment and widening of a portion of the existing Camino del Rio North immediately east of the proposed bridge and the temporary use of a 15-acre Metropolitan Wastewater Department site for the National Football League (NFL) Experience venue in association with Super Bowl 2003, and extension of a 96-inch reinforced concrete pipe underground in a box culvert under the proposed Mission City Parkway Bridge approach to the San Diego River. **It should be noted that when the Notice of Application was distributed on May 8, 2001, the project was noticed as Project Number 41-0350-96004241-P-1.**

(EIR LDR-40-0559. SDP-4985. Mission Valley Community Plan area. District-6.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the resolution in subitem A; adopt the resolution in subitem B; and adopt the resolution in subitem C to grant the permit and approve the Multiple Habitat Planning Area boundary adjustment:

Subitem-A: (R-2002-1092)

Adoption of a Resolution certifying that the information contained in Environmental Impact Report LDR No. 40-0559 has been completed in compliance with the California Environmental Quality Act (CEQA) of 1970 and State CEQA guidelines, and that said Environmental Impact Report reflects the independent judgment of the City of San Diego as Lead Agency; stating for the

record that the final Environmental Impact Report has been reviewed and considered prior to approving the project; adopting the Findings and Statement of Overriding Considerations; and adopting the Mitigation Monitoring and Reporting Program.

Subitem-B: (R-2002-1093)

Adoption of a Resolution authorizing the City Manager to approve the plans and specifications and advertise for bids for the Mission City Parkway Bridge project, CIP-53-053.0, provided that they are in compliance with the provisions outlined in the final Environmental Impact Report;

Authorizing the City Manager to establish contract funding phases and execute a construction contract with the lowest responsible and reliable bidder for the Mission City Parkway Bridge project, CIP-53-053.0, provided that the City Auditor first furnishes one or more certificates demonstrating that funds necessary for expenditure under established contract funding phases are, or will be, on deposit with the City Treasurer, and authorizing the Auditor and Comptroller to return excess budgeted funds to the appropriate reserve;

Authorizing the City Manager to execute an Amendment to the Agreement with T.Y. Lin International in an amount not to exceed \$389,137, for professional services for the Mission City Parkway Bridge project, CIP-53-053.0;

Authorizing the City Manager to execute a Memorandum of Understanding between Engineering and Capital Projects Department and the Metropolitan Wastewater Department for the purposes of transferring the property rights and the relocation of Camino Del Rio North;

Authorizing the expenditure of \$152,000 from CIP 53-053.0, Mission City Parkway Bridge for purposes of payment the Metropolitan Wastewater Department for purposes of property acquisition for the Mission City Parkway Bridge project in compliance with the obligations stated in the Memorandum of Understanding between Engineering and Capital Projects Department and the Metropolitan Wastewater Department;

Authorizing the expenditure not to exceed \$2,042,814 from Fund 392201 for the purposes of construction, engineering, consultant contracts, and related project expenses for the Mission City Parkways Bridge project, CIP-53-053.0, provided that the City Auditor first furnishes one or more certificates demonstrating that the funds necessary for expenditure under established contract funding phases are, or will be, on deposit with the City Treasurer;

Authorizing the expenditure not to exceed \$2,107,901 from TransNet Funds for the purposes of construction, engineering, consultant contracts, and related project expenses for the Mission City Parkways Bridge project, CIP-53-053.0, provided that the City Auditor first furnishes one or more certificates demonstrating that the funds necessary for expenditure under established contract funding phases are, or

will be, on deposit with the City Treasurer;

Authorizing the City Auditor and Comptroller, upon direction of the City Manager, to reallocate the funding sources for TransNet funds between TransNet Cash and Commercial Paper funded projects as may be appropriate to maximize the use of TransNet Cash and minimize the use of Commercial Paper funding for CIP-53-053.0;

Authorizing the expenditure of \$1,150,000 from Sewer Fund 41509, CIP-45-955.0 Mission Valley Water Reclamation Road Improvements for the purpose of providing funds for the project construction and related costs, and \$50,000 from Sewer Fund 41509 CIP-46-502.0 Annual Allocation-Clean Water Program Pooled Contingencies for the purpose of providing funds for this project contingency, provided that the City Auditor first furnishes one or more certificates demonstrating that the funds necessary for expenditure under established contract funding phases are, or will be, on deposit with the City Treasurer.

Subitem-C: (R-2002- )

Adoption of a resolution granting or denying Site Development Permit-4985, with appropriate findings to support Council action, and approving a Multiple Habitat Planning Area [MHPA] boundary adjustment.

The Mission Valley Unified Planning Organization has recommended approval of the project.

### **SUPPORTING INFORMATION:**

The Mission City Parkway Bridge Project (CIP-53-053.0) provides an all-weather 2-lane bridge and roadway across the San Diego River from the Light Rail Crossing (LRT) at Fenton Parkway to the intersection of Camino Del Rio North and Mission City Parkway. The project also includes a new road/entrance to Qualcomm Stadium from Mission City Parkway, realignment of the substandard Camino Del Rio North east of the Mission City Parkway intersection, a dedicated wetlands mitigation area adjacent the San Diego River, and the site preparation necessary for the NFL Experience as part of the Superbowl in January 2003.

Access to the Fenton Parkway LRT Station Parking Lot (under design by MTDB) is also provided for in the project, as well as the improvements required under agreement with H.G. Fenton for the reconstruction their drainage facilities to the San Diego River. The bridge will be an all-weather structure (above the 100-year flood level) and provide the only local road crossing of the river between Morena Boulevard and Mission Gorge Road/Fairmont that will not be subject to flooding during peak storm events. The bridge and roadway have been included in the Mission Valley Community Plan (previously named Milly Way) since 1985 and are critical elements of the Mission Valley traffic circulation plan. The Fenton Marketplace development, the Mission Valley Library (currently under construction), and the Fenton Parkway LRT Trolley Station all depend on the improved traffic circulation to the south as well as the corresponding traffic improvement to Friars Road (currently at service level F) that this project will provide.

And, the above projects were approved with the understanding that the bridge would be completed. In addition, successful completion of the bridge is required as part of the Settlement Agreement with H.G. Fenton that resulted from their lawsuit over the Stadium expansion project. The NFL Experience is planned to be held on property owned by Metropolitan Wastewater Department (MWWD). The realignment of Camino Del Rio North as part of this project will significantly increase the value of this MWWD parcel. In order to meet the access needs for the NFL Experience and Superbowl, the bridge must start construction in May 2002 and be substantially completed by December 2002.

### **FISCAL IMPACT:**

The total project cost is \$11,002,000. Of this, \$1,153,500 was previously approved with \$744,500 being from the original consultant agreement and \$409,000 from the Storm Drain Agreement with H.G. Fenton. Funds necessary for this action (\$5,350,715) are available from Developer Contributions Fund 392201 (\$2,042,814), Sewer Revenue Fund 41509 (\$1,200,000), and TransNet Funds (\$2,107,901). It is not anticipated that Commercial Paper expenditures will be required for the TransNet portion of this project. For future phases of this project (not part of this action), the San Diego Sports Council will reimburse the City up to \$700,000 for the cost of the NFL experience, \$200,000 of developer contributions is anticipated, and remaining \$3,597,785 are unidentified.

Loveland/Belock/PB

### **LEGAL DESCRIPTION:**

The project site is located north of Interstate 8 and east of Interstate 15 in the Mission Valley Community Plan Area. A portion of the site is within the Multi-Habitat Planning Area of the City's Multiple Species Conservation Program (MSCP) and is more particularly described as a Portion of Lot 35, Rancho Mission, Map No. 330, SCC 348.

### **ADOPTION AGENDA, HEARINGS**

#### **NOTICED HEARINGS:**

ITEM-333: Consideration of Parcel Map, Alley Vacation and Centre City Development Permit - Union Square Project.

(See Centre City Development Corporation Report dated 2/1/02. Parcel Map-99-724/Unnamed Alley Vacation/CCDP-41-0224A. Centre City Community Plan Area. District-2.)

### **CITY MANAGER'S RECOMMENDATION:**

Adopt the resolutions in subitems A and B:

Subitem-A: (R-2002-1061)

Certifying that the information contained in the Secondary Study of Environmental Impacts with respect to Centre City Development Permit-41-0224 has been prepared and completed in compliance with the California Environmental Quality Act of 1970 and state and local regulations and guidelines adopted pursuant thereto;

That the approval of Conditional Use Permit 40-0925 will have no significant effect on the environment, except as identified and considered in the MEIR for the Redevelopment Project;

Approving Centre City Development Permit-41-0224.

Subitem-B: (R-2002-1062)

Approving and accepting Parcel Map I.D. No. 99-724, being a consolidation of Olmstead's Subdivision according to map thereof No. 409; Lots 1, 2, 3, 4, and 5 in Block 16 of Gardner's Addition made by L.L. Lockling according to Map thereof No. 369; together with these portions of 14<sup>th</sup> Street, 15<sup>th</sup> Street, C Street, Broadway, and the unnamed alley as dedicated to public use all in the City of San Diego, County of San Diego, State of California, is made in the manner and form prescribed by law and conforms to the surrounding surveys;

Vacating the unnamed alley granted to the City of San Diego per Map No. 68, recorded September 2, 1870, pursuant to section 66445(j) of the State Subdivision Map Act.

### **SUPPORTING INFORMATION:**

The approved Union Square - Phase I project contains approximately 221 units and is located on the superblock bounded by Broadway and 14<sup>th</sup>, C and 15<sup>th</sup> street located in the Mixed-Use Residential (80/20) District in the East Village neighborhood. The inverted T-shaped property contains 76,000 square feet and has frontage along the entire block along Broadway (400 feet) and 150 feet along C Street. The project obtained Design Review approval from the CCDC Board and was issued a Centre City Development Permit in October after the City Council approved the amendment to the PDO deleting the setback requirement along Broadway.

The developer had been processing a Parcel Map to consolidate the existing lots in Phase I and vacate the western half of the alley, which is surrounded by the site, to allow expansion of its underground parking garage and create additional open space for the project. Just prior to the January 15, 2002 City Council hearing on these two items, however, Western Pacific Housing closed escrow on an adjacent 12,600 square foot site at the northeast corner of the block and began processing a Phase II Development Permit application for an addition to the project.

### **FISCAL IMPACT:**

No direct fiscal impact.

Richter/Hall

**ADOPTION AGENDA, HEARINGS**

**SPECIAL HEARINGS:**

ITEM-334: Request to Bid Demolition - 12<sup>th</sup> & Market Street Block.

(See memorandum from CCDC dated 1/29/2002. East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project. District-2.)

**CENTRE CITY DEVELOPMENT CORPORATION'S RECOMMENDATION:**

Adopt the following resolution:

(R-2002-1052)

Making certain findings with respect to the payments for demolition of on-site improvements on the 12<sup>th</sup> & Market site in the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project area.

**NOTE:** See the Redevelopment Agency Agenda of 2/26/2002 for a companion item.

**ADOPTION AGENDA, HEARINGS**

**SPECIAL HEARINGS:**

ITEM-335: Redevelopment Agency FY2001 Annual Financial Report.

**CITY MANAGER'S RECOMMENDATION:**

Adopt the following resolution:

(R-2002-1087)

Approving the Fiscal Year 2001 Annual Financial Report of the Redevelopment Agency of the City of San Diego.

**NOTE:** See the Redevelopment Agency Agenda of 2/26/2002 for a companion item.

**ADOPTION AGENDA, DISCUSSION, COMMITTEE ITEMS**

**COMMITTEE ON RULES, FINANCE AND INTERGOVERNMENTAL RELATIONS,  
RESOLUTION:**

ITEM-336: Request for Qualifications - Midway Area/North Bay Redevelopment Area.

(See City Manager Report CMR-02-027 and Councilmember Wear's 2/6/2002 memo. Midway/Pacific Highway Corridor Community Area. District-2.)

**TODAY'S ACTION IS:**

Adoption of the following resolution:

(R-2002-1075)

Authorizing the City Manager to issue a Request for Qualifications regarding the North Bay Redevelopment Project.

**RULES, FINANCE AND INTERGOVERNMENTAL RELATIONS COMMITTEE'S RECOMMENDATION:**

On 2/6/2002, RULES voted 5-0 (Councilmembers Wear, Atkins, Stevens, Madaffer and Mayor Murphy voted yea) to approve the City Manager's recommendation to issue a Request for Qualifications for private development partners to assist in the redevelopment of City owned property in the Midway Area/North Bay Redevelopment Area; and

Direct staff to include the Planning Department in their collaborative efforts to make sure the Villages concepts are carried forward and request that the Midway Planning Group, North Bay Project Area Committee (PAC), and North Bay Business Improvement District are all very involved in the process; and

Direct staff to work with the PAC, the Port District, and the Peninsula Community Planning Board on developing a joint Redevelopment Agency and Port Request for Qualifications/Proposals for the area at America's Cup Harbor (roughly) bounded by the corner of Scott and Shelter Island Drive, south from Point Loma Seafood, and east from Red Sails) and return to the Rules Committee in 90 days with that item.

**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS RESOLUTION:**

ITEM-337: Conversion of LPS Street Lights to HPS.

(See City Manager Report CMR-02-039.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the following resolution:

(R-2002-1100)

Approving the amendment to the policy for street lighting to expand the use of "white light" broad-spectrum lamps, including HPS and QL induction lamps, to areas north of Interstate 8 outside a 30-mile radius from Mt. Palomar observatory,



while retaining the use of LPS lighting within the 30-mile radius;

Directing the City Manager to amend all relevant standards, specifications, guidelines, brochures, forms, and other documents, to conform to the amended street lighting policy;

Directing the City Manager to develop a plan to convert existing LPS street lights to HPS over the course of three years and as they burn out;

Directing the City Manager to install full cutoff HPS luminaries where converting from LPS and requiring all new acorn installations to be semi-cutoff HPS fixtures;

Directing the City Manager to study ways to reduce energy expenses for street lighting.

#### NON-DOCKET ITEMS

#### ADJOURNMENT IN HONOR OF APPROPRIATE PARTIES

#### ADJOURNMENT